127.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,043,700 / 1,043,700
					USE VALUE:	1,043,700 / 1,043,700
					ASSESSED:	1,043,700 / 1,043,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARZOUK YOUSSEF MOHAMED
Owner 2:	MARZOUK STEPHANIE ELONA YOUN
Owner 3:	
Street 1:	44 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCLAUGHLIN KEVIN J -
Owner 2:	-
Street 1:	228 WASHINGTON ST
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 2664 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3930.000	660,300	6,900	376,500	1,043,700
Total Card	0.090	660,300	6,900	376,500	1,043,700
Total Parcel	0.090	660,300	6,900	376,500	1,043,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.82 /Parcel: 391.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	660,300	6900	3,930.	376,500	1,043,700		Year end	12/23/2021
2021	101	FV	641,000	6900	3,930.	376,500	1,024,400		Year End Roll	12/10/2020
2020	101	FV	279,400	4700	3,930.	376,500	660,600	660,600	Year End Roll	12/18/2019
2019	101	FV	223,200	4700	3,930.	376,500	604,400	604,400	Year End Roll	1/3/2019
2018	101	FV	226,600	4700	3,930.	333,500	564,800	564,800	Year End Roll	12/20/2017
2017	101	FV	226,600	4700	3,930.	279,700	511,000	511,000	Year End Roll	1/3/2017
2016	101	FV	226,600	4700	3,930.	279,700	511,000	511,000	Year End	1/4/2016
2015	101	FV	213,700	4700	3,930.	242,100	460,500	460,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9873

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLAUGHLIN KEVI	1554-46	1	1/10/2020		1,157,500	No	No		
KOVAR PETER J,	1539-23	1	12/20/2018	Change>Sale	610,000	No	No		
KOVAR GERTRUDE	1424-27		9/28/2012	Convenience	1	No	No		
KOVAR GERTRUDE	1042-21		3/24/1988	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2021	152	Solar Pa	11,153	C				
4/23/2019	540	Heat App	16,500	C				
2/25/2019	241	Inter Fi	122,000	O				
1/20/2004	31	New Wind	3,798			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2020	Measured	DGM	D Mann
4/17/2020	SQ Mailed	MM	Mary M
12/12/2017	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
10/23/2008	Meas/Inspect	189	PATRIOT
1/20/2005	Permit Visit	BR	B Rossignol
11/29/1999	Meas/Inspect	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3930		Sq. Ft.	Site		0	70.	1.37	8									376,529						376,500	

Total AC/HA: 0.09022 | Total SF/SM: 3930 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 376,529 | Spl Credit: | Total: 376,500

User Acct

82181

GIS Ref

GIS Ref

Insp Date

05/29/20

!9873!

PRINT

Date	Time
12/30/21	09:44:29

LAST REV

Date	Time
04/16/21	09:16:24

danam

USER DEFINED

Prior Id # 1:	82181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1921	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	1.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	1 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23300934
Const Adj.:	1.00989902
Adj $ / SQ:	168.104
Other Features:	98434
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666934
Depreciation:	6669
Depreciated Total:	660265

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

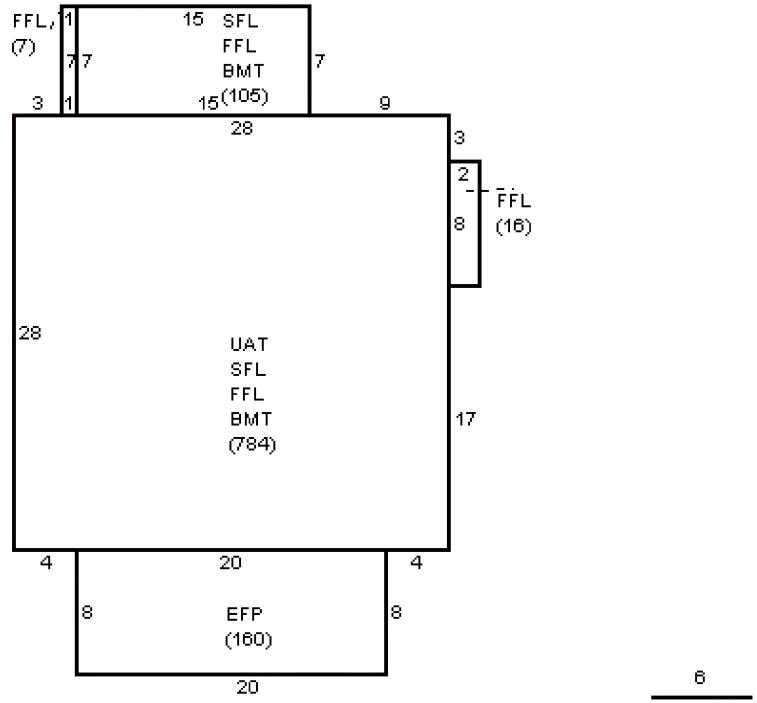
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	223.58
Special Features:	0	Val/Su Net:	216.78
Final Total:	660300	Val/Su SzAd	366.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	168.100	153,311
BMT	Basement	889	78.800	70,052
SFL	Second Floor	889	168.100	149,444
UAT	Upper Attic	196	117.670	23,064
EFP	Enclos Porch	160	44.680	7,149

Net Sketched Area:	3,046	Total:	403,020
Size Ad	1801	Gross Area	3634	FinArea	2664
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	G	GD	1930	27.43	T	30	101			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900

PARCEL ID

127.0-0005-0011.0

IMAGE

AssessPro Patriot Properties, Inc